BEFORE

THE PUBLIC SERVICE COMMISSION OF SOUTH CAROLINA

DOCKET NO. 2000-349-E - ORDER NO. 2000-575

JULY 13, 2000

		,	ODDED ADDOMNIC
IN RE:	Petition of Duke Power for Approval of the)	ORDER APPROVING
	Transfer of Property in North Carolina.)	TRANSFER OF
		.)	PROPERTY

This matter comes before the Public Service Commission of South Carolina (the Commission) on the Petition of Duke Energy Corporation (Duke or the Company) for Commission approval of the transfer of a parcel of real estate (the property) located in the Duke Power service area in North Carolina. The Petition is made pursuant to S.C. Code Ann. Section 58-27-1300 (Supp. 1999).

The property to be sold consists of a service garage facility in Charlotte, Mecklenburg County, North Carolina, which is not required for current utility operations. On April 28, 2000, Duke and Alliance IV, LLC entered into a Contract to Sell and Purchase Real Estate at a price of \$2,300,000.00. The Company states a belief that this contracted sale price exceeds the fair market value of the property as indicated by an appraisal letter dated June 21, 1999 from an independent appraisal company.

The property was placed with The Binswanger Companies, of Charlotte, North Carolina, a realtor, for sale. Duke states that the sale was a bona fide sale.

Duke notes that the original cost of the parcel being sold will be credited as a reduction of the amount carried upon the books of the Company under Account 101,

Electric Plant in Service. The difference between the sale price and the original cost of the parcel will be applied to Account 421.10, Gain on Disposition of Property or Account 421.20, Loss on Disposition of Property. Accordingly, the Company requests that this Commission approve the sale.

South Carolina Code Ann. Section 58-27-1300 (Supp. 1999) requires this Commission to approve any sale of utility property with a fair market value of more than one million dollars. A copy of the request for approval must be served on the Consumer Advocate for the State of South Carolina. A hearing is discretionary with this Commission.

We do not think a hearing is necessary in this case. The sale is a straight-forward bona fide sale for an amount exceeding the fair market value of the property. No Protests or Petitions to Intervene have been received. We therefore approve the Petition for sale of the property as filed. We approve the accounting treatment as proposed by Duke.

This Order shall remain in full force and effect until further Order of the Commission.

BY ORDER OF THE COMMISSION:

Chairman

ATTEST:

Executive Director

(SEAL)